

LOT 25
THE HIDEAWAY #3 REPLAT
PB 7/313

STRONG STEVEN CHARLES
86215 CAESARS AVENUE
YULEE, FL 32097

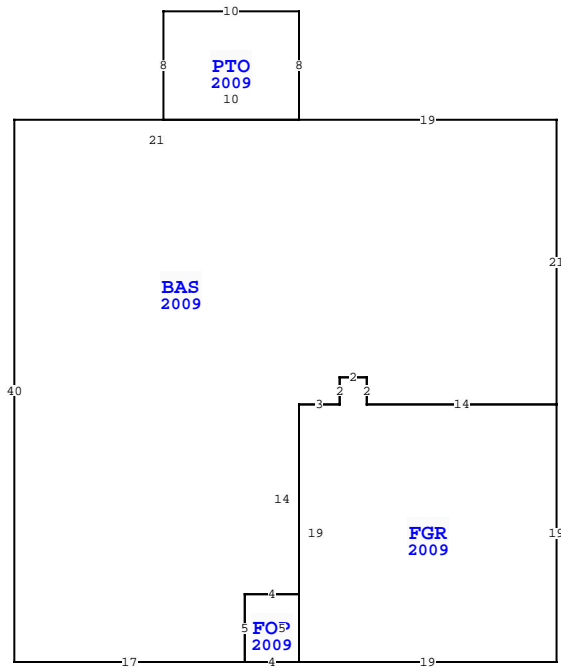
2025

42-2N-27-4371-0025-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,215	100	2009
FGR	365	55	2009
FOP	20	30	2009
PTO	80	5	2009
TOTALS	1,680		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												SINGLE FAM - 0% - 2023	
												Heated Area: 1215	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			196,673
TOTAL MARKET OB/XF VALUE			2,741
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			249,414
SOH/AGL Deduction			0
ASSESSED VALUE			249,414
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			249,414
TOTAL JUST VALUE			249,414
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922757	CO ISSUED	0	08/01/2009
E22031	ELEC OTHER	3,500	08/01/2009
M14764	MECH OTHER	0	08/01/2009
R12040	REPAIR/RRF	2,800	08/01/2009
P13884	OTHER	0	08/01/2009
B22757	NEW CONSTR	110,880	08/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/0164	4/22/2022	WD	Q	I	01	305,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: STRONG STEVEN CHARL						
2520/0127	12/07/2021	WD	Q	I	01	259,500
GRANTOR: PLATT JUSTIN						
GRANTEE: OPENDOOR PROPERTY T						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	536.00	SF	5.20	5.20	100	2009	2009	3	89	2,481	
2	0810	CONCRETE A	0	0	0	45.00	SF	6.50	6.50	100	2009	2009	3	89	260	

TOTAL OB/XF														2,741	
86215 CAESARS AVE, YULEE															
BLD DATE		05/17/2022		NW		LGL DATE									
XF DATE						LAND DATE									
INC DATE						AG DATE									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2009] W19 PTO=[YR=2009] N8 W10 S8 E10\$ W21 S40 E17													
FOP=[YR=2009] E4 FGR=[YR=2009] E19 N19 W14 N2 W2 S2 W3 S19\$													
N5 W4 S5\$ N5 E4 N14 E3 N2 E2 S2 E14 N21\$.													

LAND DESCRIPTION														TOTAL OB/XF														2,741
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000											